

ACTON HOUSING AUTHORITY
P.O. BOX 236
ACTON, MASSACHUSETTS 01720

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DATE NOV. 6 1978

Charles D. Phelps
TOWN CLERK, ACTON

Minutes of Regular Meeting, 7:30 P.M., 30 October 1978, Acton-Boxborough Junior High School

ATTENDANCE: Ann Courtright, Robert Storella, Joseph Mercurio, James Sargent, Paul DerAnanian, Betty McManus/Acton Housing Authority
Charles Rogers, Cleon Phelps, Frank Averett, Anne Staples, Rosemarie Durkin, Nellie Campbell, Ruth Gill/Citizens Advisory Committee
Kenneth DiNisco/DiNisco Associates, Inc.
Representatives of South Middlesex News and Assabet Valley Beacon

1. Minutes of the 16 October 1978 meeting were read and approved.
2. Ann Courtright stressed the importance of this meeting, since the Authority is faced with further delays in building the Windsor Avenue project because of high bids and the refusal of the Acton Health Board to approve a building permit. She expressed frustration over these obstacles, especially over the degree of communication with the Town of Acton and Town boards. She noted that time is short and the more time spent on these local details, the less time we have with the larger DCA problem.
3. Architect's Report: Ken DiNisco stated that he has been asked by DCA to re-design the Windsor Avenue project to reduce costs by a substantial amount. Some of the things he is looking at are the following:
 - (1) Deletion of the 2-bedroom handicapped unit
 - (2) Removal of one balcony from the design of each unit
 - (3) The placing of buildings closer together, especially the one to the rear, which could be moved into the area of the 2-bedroom handicapped building and built with a conventional slab foundation instead of the pilings as presently designed.

The schedule is not defined, although there will be some delays, especially if it becomes necessary to re-bid the project.

In the meantime, it seems appropriate that the Authority meet with DCA and the Architect as soon as possible to iron out difficulties. DCA has suggested that the meeting include members of the Board of Selectmen, the Town Manager, and the Health Board. Ken DiNisco will attempt to arrange such a meeting.

The Architect noted that the expense for two excess items to the budget--a second cost estimator and an engineer to review the mechanical/electrical plan--are reimbursable expenses.

MOVED: To reimburse expenses to DiNisco Associates for two excess items, as noted above.

VOTED.

4. Coordinator's Report

HUD has notified the Authority that it can now accept applications to administer Section 8 Existing Housing Programs for the current fiscal year. Applications are due by 29 November 1978. Betty McManus will study Acton's need and take appropriate action for the Authority.

5. Secretary/Correspondence

- a. Copies of DCA Regulations for Affirmative Action were distributed to each member.
- b. The Amended Open Meeting Law requires the Authority to notify the Secretary of State and the Secretary of Administration and Finance of its meetings 48 hours in advance in addition to the posting with the Town Clerk. This has been done for our regularly scheduled twice-monthly meetings. Any deviations from this schedule, except in an emergency, must be filed; this becomes especially important when votes on bidding, contracts, finances, etc. are taken.
- c. Letters from DEFE to Board of Health and Board of Health to the Authority re the Sewage Disposal Plan were discussed. As of this date the Board of Health refuses to approve the plan.
- d. A letter has been sent from the Authority's Counsel to Charles Orcutt, requesting an extension of the option to buy the Windsor Avenue property for two months, until 27 January 1979.
- e. A letter from the Acton-Stow League of Women Voters to State Senator Chester Atkins was read. It expressed concern about the delays in building and asked Sen. Atkins to intervene with DCA to keep the project alive.

A similar letter has been written by the Acton Ministers Association.

6. Next meeting: Monday, 6 November 1978, 7:30 P.M., Room 312, Acton-Boxborough Junior High School.

7. Executive Session: the Chairman called for an Executive Session for the purpose of considering the purchase and exchange of property, since the discussion may have a detrimental effect on the negotiating position of the Authority and other persons involved.

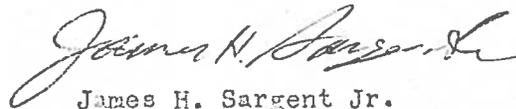
The Chairman stated that the Authority will not reconvene in Regular Meeting after the Executive Session.

MOVED: To go into Executive Session for the reasons stated above.

VOTED (by Roll Call):

Ms. Courtright--Aye
Mr. Storella--Aye
Mr. Mercurio--Aye
Mr. Sargent--Aye
Mr. DerAnanian--Aye

8. Adjournment: the Regular Meeting adjourned at 9:30 P.M.



James H. Sargent Jr.
Secretary
Acton Housing Authority